



# Living's Cottage, 14 Barlee Close

Clavering, Saffron Walden





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**Living's Cottage, 14 Barlee Close** is a contemporary family home with three bedrooms. It was built in 2011 and underwent a loft conversion in 2013. The property is conveniently situated in the desirable Essex village of Clavering. It is just a brief stroll away from the local village shop and primary school and only a 4-mile drive from Newport train station. The station provides access to London Liverpool Street and Cambridge.

Upon entering the property, you will find a covered porch that leads you to a spacious entrance hall with a built-in cupboard and a radiator. From there, you can access the main living area which features an open-plan layout, a dining area at the front, a gas fireplace, and a door that leads to a rear lobby. The rear lobby has stairs to the first floor, an understairs storage area and doors to the kitchen, WC and the garden.

The kitchen is equipped with base and eye-level units that match and include a built-in electric oven, gas hob, dishwasher and fridge/freezer. Additionally, there is enough space to accommodate a washing machine and a water softener has been installed for added convenience.

The landing of the first-floor grants entrance to the second bedroom located at the front of the property, the third bedroom situated at the back, the family bathroom in the centre, two built-in cupboards for storage, and a flight of stairs that leads to the second floor.

On the second floor, you'll find the master bedroom featuring a spectacular en-suite shower room complete with a walk-in shower cubicle, wash hand basin, and WC. Additionally, the bedroom comes with four skylights, a built-in wardrobe and ample storage in the eaves.



The property comes with a garage right next to it, measuring 5.1m x 2.7m. The garage has rear pedestrian access from the covered garden patio area and double doors at the front and is equipped with power and lighting. Additionally, there is a boarded-out attic in the garage which is ideal for extra storage.

The garden is divided into three sections: a covered patio area accessible from the rear lobby, a central lawn, and a patio terrace at the end that captures the last of the evening sun, all surrounded by mature shrubs and trees. On the front side, there's off-street parking in front of the garage and a small garden bordered by a laurel hedge.

**Agents Note:**

Tenure: Freehold

EPC Band C

Uttlesford District Council - Band D - £1,777.77pa

All Main Services Connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

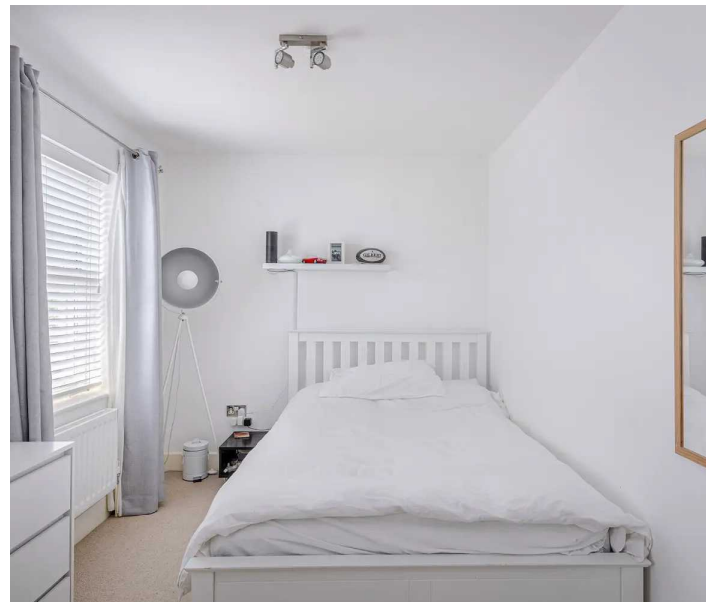
Broadband Coverage: Ultrafast Available, 940 Mbps (Ofcom)

**Location:**

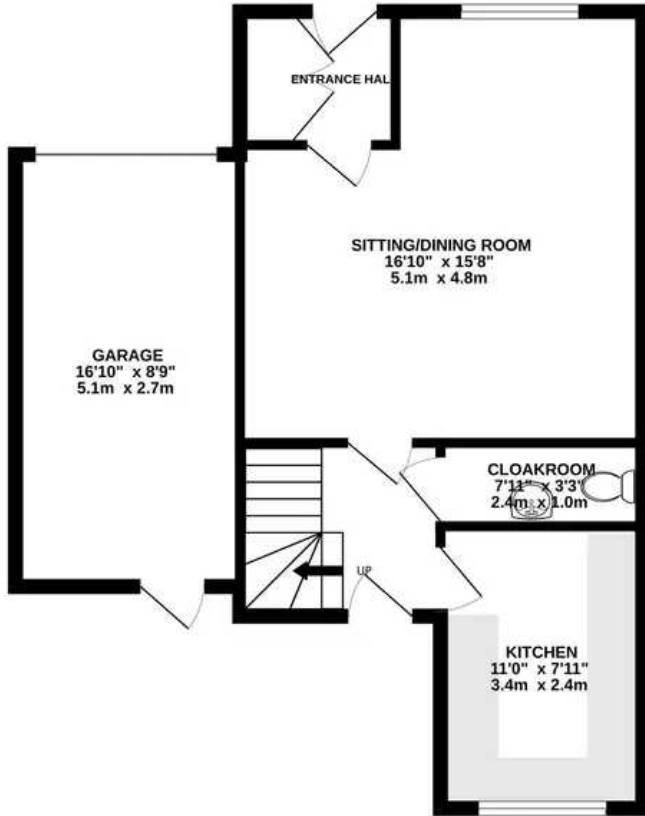
Clavering is a highly sought-after village located 7.5 miles southwest of the market town of Saffron Walden.

Clavering has the benefit of two public houses, The Cricketers and The Fox & Hounds, a primary school, a local convenience store and some light industrial units.

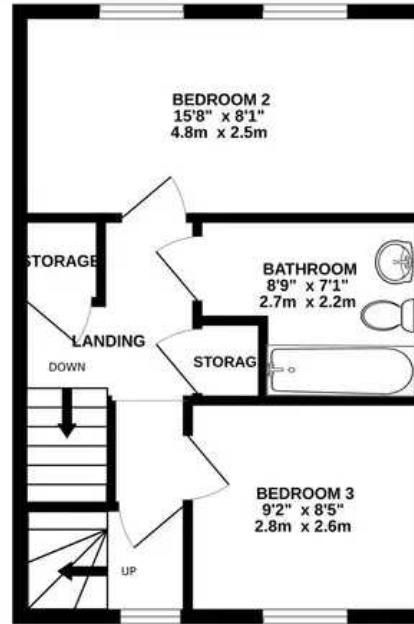
Clavering is a 3.6-mile drive from Newport train station which provides access to London Liverpool Street & Cambridge.



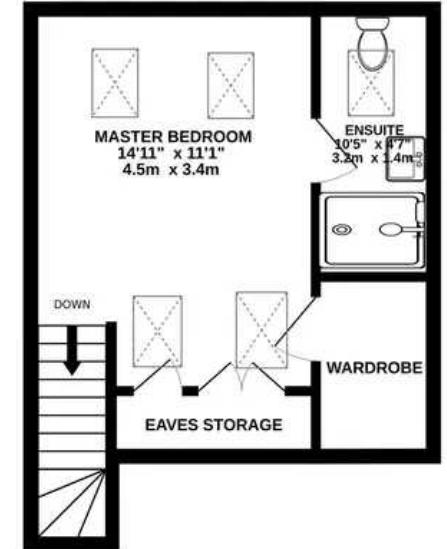
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.